

**City of Seattle**

**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

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**Date:** April 15, 2009

**Applicant:** Matt Wasse

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Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary)

Area bounded by S Henderson St, Chief Sealth Trail, S Barton St and Valdez Ave South  
Rainier Beach Neighborhood  
See attached map exhibit

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

Applicant Signature: Matt Wasse Date: 5/8/09

## REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc) you propose to amend.

This application proposes to amend the Rainier Beach Neighborhood Plan. Specifically to adjust the boundary of the Residential Urban Village (RUV) to include an area south of S Henderson Street between MLK Way S and the Chief Sealth Trail. We would also propose that the area be evaluated for the zoning designation RSL/TC or L1.

Properties included within the RUV are allowed to be re-zoned to a more intense zone such as RSL and L-1 per SMC 23.34.010 by an area wide re-zone or a contract re-zone. This would help fulfill the community's vision to provide a more diverse housing type particularly for land that is within close proximity to the light rail station at South Henderson.

2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

The current area of the RUV around the S Henderson St light rail station is primarily zoned NC and C1 with little land dedicated to transitional zoning or zoning which allows medium density ground related housing types such as townhouses.

Throughout the city Link Light Rail stations are transforming portions of existing neighborhoods giving residents a valuable choice to use fast and convenient mass transit. A factor in increased ridership of mass transit is the housing density and variety around the stations. The area governed by this proposal is within 200 yards of the Rainier Beach Station and is primarily vacant with few owners. We feel that the current zoning of SF5000 does not fully capture the potential of properties that are so close to mass transit. If this area were to be included within the RUV and designated appropriate for RSL or L1 zoning it would give property owners and developers an opportunity to add medium density housing which could be more affordable and present less of an environmental impact than single family homes.

3. Describe why the proposed change meets the criteria adopted in Resolution 30662 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

- A. This application proposes a change in the boundary of a Residential Urban Village which would be an amendment to the Comprehensive Plan. The proposal has no long term budgetary or programmatic component. Although there is an element in this proposal governed by neighborhood planning the boundary change would constitute a change in the Future Land Use Map. This proposal is not part of the 10-year update.

- B. If adopted the amendment would be a legal change to the Comprehensive Plan and meet existing state and local laws.
- C. As part of the Annual Amendment Process this application would give the Council sufficient opportunity and information for a decision as well as allow city staff a timeframe for developing any related regulations. The proposed amendment is consistent with the vision of the Comprehensive Plan as being a tool for collaboration between the City, residents and local businesses by helping to shape the community for the benefit of its residents. This proposal or anything similar has not been recently rejected. This proposal will be subject to a neighborhood review process conducted by the DPD prior to a Council vote.

4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

The potential for increased housing density could bring more vehicular traffic to and around the area. A higher density would result in a greater impact to the local infrastructure.

Areas designated within an Urban Village allow for a more diverse range of housing types that would be in character with the surrounding single-family areas while allowing a higher density and reducing the housing's overall impact on the environment. Currently a large portion of the area defined in this proposal is heavily wooded and has been defined as environmentally critical area. As a result most of the property is not able to be developed and the remaining area may be better suited for a more intense zoning making the best possible use of the remaining land. By being designated as part of the RUV these properties could be developed with a more diverse housing type that would not be offered within the NC and C zones of the overlay district or the SF zones in the area.

5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

Rainier Beach is a community with an "economically diverse and multicultural population"<sup>1</sup> and as with the rest of the region housing affordability is a major challenge. The opportunities for a more livable and environmentally conscious community that come with a mass transit station are enormous. It is vital that land use policies take advantage of those opportunities to provide a diverse and vibrant built environment and those properties that are within comfortable walking distance to mass transit should be allowed to provide a mix of housing types to better meet the needs of families and individuals at all economic levels.

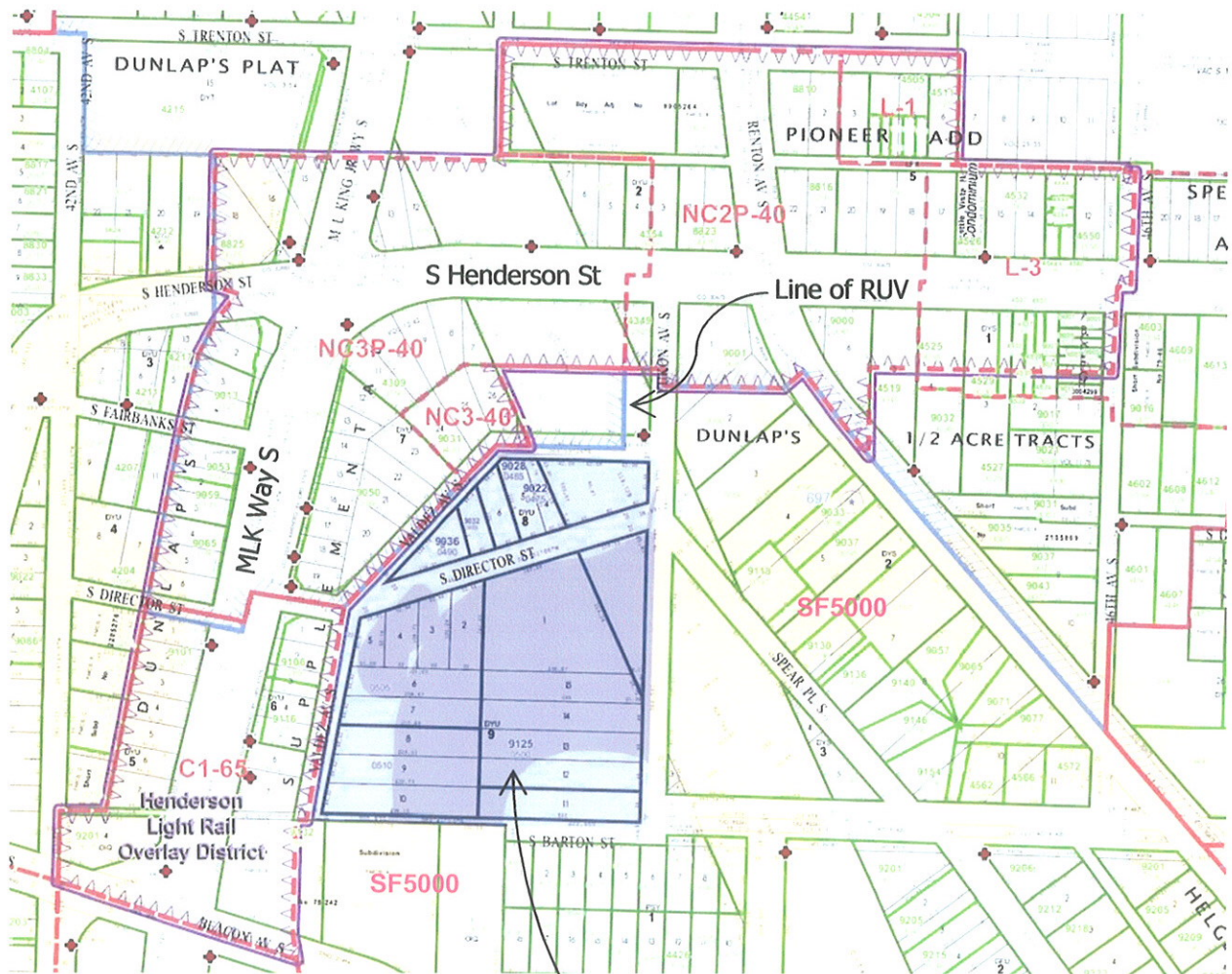
6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public notice, and environmental review for all applications.

No public meetings were held prior to this application.

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<sup>1</sup> Rainier Beach Neighborhood plan

## Exhibit A—Map of South Henderson Station Overlay District



Area of proposed boundary adjustment (174,000 sf)

### Current Zoning Areas within 1/4 mi radius from station—from Seattle GIS

Zone	SF	%
Single Family	2,558,800 (58.75 ac)	71.6
Lowrise	477,600 (11 ac)	13.4
NC	301,200 (7 ac)	8.4
C	236,700 (5.4 ac)	6.6
<b>Total</b>	<b>3,574,300</b>	